



## LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, January 8, 2014 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

**Present:** Chair Anna Andregg; Commissioners: Hugh Howard, Allen Bice, Karl Benson, Staff: Derek Imlay, Kevin Bennett, Kyle Gubler, and Christy Ballard; Public: Richard Hirschi, John and Rose Valenti, and Warren Steed.

*Commissioner Michael Hinckley has been excused.*

**I. Call to Order:** Chair Anna Andregg called the meeting to order at 6:00pm. The Invocation and Pledge of Allegiance was given by Kevin Bennett.

**II. Approval of Minutes:**

Commission may approve the minutes of the December 11, 2013 regular meeting.

**Motion was made by Commissioner Hugh Howard to approve the December 11, 2013 regular meeting minutes, second by Commissioner Allen Bice. Motion carried unanimously.**

**III. Approval of Agenda**

**Motion was made by Commissioner Allen Bice to approve the agenda as written, second by Commissioner Karl Benson. Motion carried unanimously.**

**IV. Reports:**

1. Beautification/Trails Committee-No meeting.
2. Economic Development Committee-Kyle reported the hotel has started to work on the building again, they are hoping to open March 31.
3. Director of Operations-Derek reported the Silver Acres project had about 10 different construction companies show up to bid, the bid opening will be next Tuesday as will the 2014 Road Maintenance Project bid opening. Both projects are expected to start February 3<sup>rd</sup>.

The State will be redoing the two west side lanes starting in March. That project will go from bridge to bridge. Derek is trying to get the drainage crossings that go across State Street replaced at the same time.

Derek has a meeting with the Engineer for Sunset View Estates next week. If that meeting goes well they could be coming to the next Planning Commission meeting.

**V. Business:**

1. Discussion on zoning, development and permitted uses in the Downtown area.
2. Discussion on vacation rentals in Commercial and Residential zones.

These items will be discussed together. Derek has the large maps located at the back of the room so the Commissioners moved to the back table for the remainder of the meeting.

Derek explained the different maps. Three are from the last meeting and the last one is the new map requested during the last meeting. The new map has the color blocks removed from all

commercial property and has the addition of different colored lines every 100 feet showing potential layers.

Anna suggested starting with one zone such as Tourist, deciding what the Commissioners would like to see in that zone and where they would like to see it and then move onto the next one.

Commissioner Benson said he thought everyone had decided they would like to see Tourist along Highway 9.

Anna agreed and mentioned at the last meeting she thought they had decided to make the two pieces of property where the trailer courts use to be Tourist also.

There was a discussion of what is currently listed in the Tourist zone, what they would like placed in the Tourist zone and what types of businesses are typically found in Tourist zones.

The Downtown district may be similar or the same as the Tourist zone.

Medical facilities or automotive fix it shops etc should be in Retail Commercial.

There was a discussion on what to zone the property north of the La Verkin/Hurricane Bridge to 300 South.

The east side of State Street possibly being zoned Retail Commercial or General Commercial.

Commissioner Bice would like the west side of State Street where it looks over Confluence Park zoned Tourist.

There was a discussion on the difference between the Retail and General Commercial zones.

Derek suggested placing Retail Commercial from 300 South to 480 South on the east side of State Street.

Commissioner Andregg suggested having a zone that is neither Tourist nor General Commercial but would blend into each one or blend into the Downtown and placing that zone on either end of town.

Derek said we can create a Tourist 1, 2, and 3.

There was a discussion on layering back off of State Street with different zones including a buffer zone that would allow condominiums and/or townhomes before the residential zone.

Derek pointed out the property between 100 South and 300 South is half Commercial and half R-1-14. The new map he created is showing how layering of zones would look.

Commissioner Benson mentioned he likes the idea of Tourist or a light Commercial transition going up to 300 South so State Street doesn't become one big strip mall.

Kevin said what is allowed in each zone can be changed. He also suggested not using prime real estate for a business park but placing them back off of State Street. That would hopefully give State Street more landscaping as well because there wouldn't be as much parking.

Commissioner Bice likes what has been decided so far. He would keep the west side of State Street and Pah Tempe Tourist.

On the east side of State Street he would like the business park businesses half a block back off of State Street with a transitional zone behind that before residential.

He would also make the intersection of SR9 and 17 Tourist including the preexisting businesses.

The other Commissioners agreed.

Kevin suggested making the east side of State Street between 480 S and 300 S Retail Commercial with a landscaping requirement so both sides of the street look nice.

Derek had the Commissioners mark the changes on the map. He will create a new map with a 200 foot layer add the color changes and another line 200 feet back from the first showing the transition zone.

The property between 480 S and 300 S will be Retail Commercial for the first layer with different zones behind that.

Kyle wondered if the Commissioners were interested in allowing residential above commercial. It is currently not allowed but has been mentioned to staff.

Kevin said the residence could be managed by stating it has to be incidental to the business it is above.

Commissioner Andregg suggested going through the list of allowed businesses in the Tourist zone to decide if there needs to be any changes made.

Commissioner Bice read through the items listed under the Tourist zone.

It was decided to remove Professional buildings from Tourist and add them to the Downtown and Retail Commercial areas.

Kevin asked about vacation homes, if they will be allowed only in the Tourist zone or if they will be allowed in Residential.

Commissioner Andregg would like them to be located in the buffer zone right before the Residential.

Commissioner Bice is okay with them being in Residential.

Kevin discussed different requirements that could be placed on vacation rentals. They would fall under the same ordinance that the hotels and motels do.

Commissioner Howard is okay with vacation homes being in Residential.

Warren Steed said he lives by both a vacation home and a rental and he prefers the vacation home.

The Commissioners decided they would be okay with vacation homes in the residential zone.

**VI. Adjourn:**

**Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Allen Bice.  
Motion carried unanimously at 7:05pm.**

Minutes taken on behalf of the City Recorder by Christy Ballard.

  
\_\_\_\_\_  
Planning Commission Chair

2-12-14  
\_\_\_\_\_  
Date Approved